

Research First Before Dividing Property!

Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) of the Land Development Code have been met.

Lot Size

The minimum width of any lot developed for commercial or industrial uses shall be one hundred (100) feet when measured at the minimum front setback line shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.

Site Plan Approval

Site plan approval as provided in Section 4.04.00 of the Land Development Code is required for all uses in this district.

Performance Standards

Open Area/Landscaping: Every lot in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside of open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. And, provisions set forth in Article 7 shall be required. No part of any open area shall be used for driveways or parking area. Refer to Article 7 of this Ordinance for further requirements.

2. All gravel, dirt and earth material excavation, and sawmills must meet the following additional criteria:

- a. The site must be five (5) acres or more in size.
- b. Sites shall be located no closer than two hundred (200) feet to the nearest recorded residential subdivision. Sites shall be located no closer than two hundred (200) feet to the nearest residential structure unless the owner of said structure indicates in writing that he has no objections. No sawmill may be located on a parcel which is adjacent to any residentially zoned parcel.
- c. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential areas.
- d. The Public Works Department shall review and determine if the ingress and egress routes are suitable for the vehicles and loads to be used and if there are any adverse impacts on County right-of way or roadways.

Mobile homes are prohibited in this district.

Santa Rosa County

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Santa Rosa County

RESTRICTED INDUSTRIAL (M1) ZONING DISTRICT (EFFECTIVE APRIL 1, 2004)

Research done today, could save you time and money.

The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.

Note: Land Development Code is subject to change.

Purpose

This district is designed to accommodate a wide range of industrial and related uses which conform to a high level of Performance Standards. Industrial establishments of this type within completely enclosed buildings where ever practical, provide a buffer between commercial districts and other higher intensive industrial uses. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as manufacturing activities meeting Performance Standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adaptive to more restrictive districts, but which satisfy site plan criteria and performance criteria of the "M-1" district, should be accommodated in the "M-1" district. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. Community facilities and trade establishments which provide needed services to industrial development also are intended to be accommodated in this district.

Permitted Uses

1. Community facilities limited to public and private utilities.
2. Commercial activities limited to:
 - a. Business and professional offices;
 - b. commercial amusement activities;
 - c. restricted sales and services; general retail sales services;
 - d. plant nurseries and landscape services;
 - e. trade services and repair;
 - f. vehicular service and maintenance subject to the following;
 - (1) All hydraulic hoists, pits, lubrication, washing, repairs, and service not of an emergency nature or short term diagnostic or minor repair work shall be conducted entirely within a building.

Permitted Uses (Con't)

- (2) All merchandise and material for sale shall be displayed within an enclosed building except that oil for use in motor vehicles may be displayed or sold from an appropriate rack or compartment at the gasoline station pump island for the convenience of the customer and station attendant.
- (3) Flammable material shall be stored within the building setback lines and in a matter satisfactory to the Fire Department with jurisdiction and the director of the Planning Department.
- (4) Storage of inoperative or unregistered motor vehicles generally shall not be permitted on the premises. However, motor vehicles which are being serviced may be stored in appropriate outside parking areas for a period not to exceed eight (8) weeks. Also, motor vehicles which have been towed from the scene of an accident may be held or stored in appropriate parking areas for a period not to exceed (3) days.
- (5) When a service station dispensing flammable materials becomes vacant for a period exceeding one (1) year, the property owner shall be required to remove or treat in a safe manner approved by the Building Department Director all flammable materials, storage tanks or areas.
 - g. Veterinary medical services provided all such activities are located in a fully enclosed, sound-proofed building.
 - h. Boarding of domestic dogs and cats provided such activity is located no closer than one thousand (1,000) feet to a residential district except if such facility is within a fully enclosed, soundproofed building.
 - i. Restaurants.
 - j. Wholesale trades and services which all activities and storage are contained in an enclosed building.
 - k. Airport activities: flying clubs, rental excursions of aircraft, aircraft maintenance and repair.

Permitted Uses (Con't)

- l. Gravel, dirt, and earth material excavation. The setbacks for any excavated area less than fifty (50) feet deep will be twenty-five (25) feet from all property lines. The setbacks for any excavated area that is between fifty (50) feet and one hundred (100) feet deep will be fifty (50) feet from all property lines. The setbacks for any excavated area that is over one hundred (100) feet deep will be one hundred (100) feet from all property lines.
3. Industrial activities, limited impact, are restricted to the following activities and operations:
 - a. Wholesaling, warehousing, furniture store with major warehousing, storage or distribution activities and similar uses.
 - b. Light manufacturing, fabricating, assembling of components and similar activities.
 - c. Automotive and other mechanical repairs and services within an enclosed building.
 - d. Sawmills (subject to conditions)
 - e. Service establishment such as auto or heavy machinery or equipment rental, laundry or dry cleaning, home equipment rental and similar activities permitted in Section 6.03.00 et. seq. (General Regulations) of the Land Development Code.
 - f. Construction materials, storage yard or building.
 - g. Airport activities: air operations, aircraft storage, hangars and accessory structures
4. Accessory uses or structures to any principal use permitted in the district.
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